027.0	0004	0028.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,013,700 / 1,013,700
					USE VALUE: 1,013,700 / 1,013,700
					ASSESSED: 1,013,700 / 1,013,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73	-75	WINTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOULOPOULOS JOHN W TRS-ETAL
Owner 2:	TOULOPOULOS PAMELA J
Owner 3:	
Street 1:	931 MASS AVE
Street 2:	JVT REALTY TRUST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TOULOPOULOS JOHN W TRS-ETAL -
Owner 2:	TOULOPOULOS P J & J V -
Street 1:	931 MASS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,451 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2278 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7451.000	493,600	5,300	514,800	1,013,700
Total Card	0.171	493,600	5,300	514,800	1,013,700
Total Parcel	0.171	493,600	5,300	514,800	1,013,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.00 | /Parcel: 445.0

Legal Description

User Acct

19045

GIS Ref

GIS Ref

Insp Date

09/30/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 027.0-0004-0028.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	493,700	5300	7,451.	514,800	1,013,800	1,013,800	Year End Roll	12/18/2019
2019	104	FV	368,400	5300	7,451.	547,000	920,700	920,700	Year End Roll	1/3/2019
2018	104	FV	368,400	5300	7,451.	399,000	772,700	772,700	Year End Roll	12/20/2017
2017	104	FV	345,700	4900	7,451.	347,500	698,100	698,100	Year End Roll	1/3/2017
2016	104	FV	345,700	4900	7,451.	296,000	646,600	646,600	Year End	1/4/2016
2015	104	FV	308,500	4900	7,451.	289,600	603,000	603,000	Year End Roll	12/11/2014
2014	104	FV	308,500	4900	7,451.	238,100	551,500	551,500	Year End Roll	12/16/2013
2013	104	FV	320,900	4900	7,451.	226,500	552,300	552,300		12/13/2012

!2306!

PRINT

Date	Time
12/10/20	17:44:59

LAST REV

Date	Time
10/19/17	09:31:32

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2306

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOULOPOULOS JOH	32550-343		3/26/2001	Family		No	No		
	17033-571		5/1/1986		241,000	No	No		Y

USER DEFINED

Prior Id # 1:	19045
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/2007	742	Manual	20,000			G9	GR FY09	rebuild existing f

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	MEAS&NOTICE	KB	Kevin B
4/30/2009	Measured	163	PATRIOT
4/5/2000	Measured	263	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7451		Sq. Ft.	Site		0	80.	0.86	1									514,822						514,800	

Total AC/HA: 0.17105 | Total SF/SM: 7451 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 514,822 | Spl Credit | Total: 514,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11093068
Const Adj.:	0.98000199
Adj $ / SQ:	185.081
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	606350
Depreciation:	112781
Depreciated Total:	493569

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

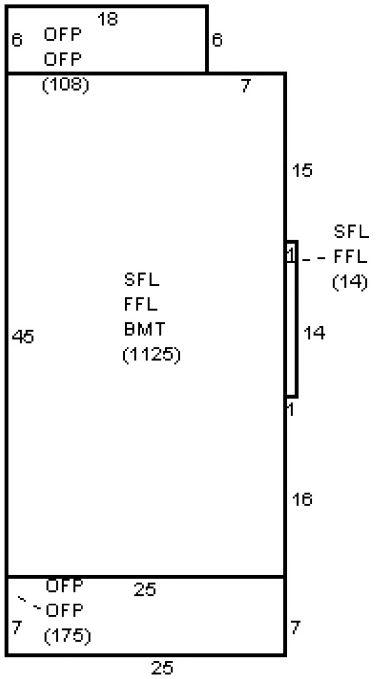
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,139	185.080	210,808
SFL	Second Floor	1,139	185.080	210,808
BMT	Basement	1,125	55.520	62,465
OFP	Open Porch	566	19.030	10,769

Net Sketched Area:	3,969	Total:	494,850
Size Ad	2278	Gross Are	3969	FinArea	2278
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	185.08
Special Features:	0	Val/Su Net:	124.36
Final Total:	493600	Val/Su SzAd	216.68

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0004-0028.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1926	21.58	T	40	104			4,900			4,900
19	Patio	D	Y	1	8x10	A	AV	2000	6.00	T	15.2	104			400			400

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300

IMAGE

AssessPro Patriot Properties, Inc